



## 1419 41 Street Calgary Alberta

\$1,100,000

Welcome to 1419 41 St SW... This is a great opportunity to own a brand new gorgeous SEMI -DETACHED INFILL WITH A ONE BEDROOM 754 sq ft.(LEGAL SUITE)on a very quiet street in Rossscarrock. This home was constructed by a seasoned Calgary Builder who has over 40 years experience in the building industry. The main & upper levels of this luxurious home have 2,058 sq ft of living space which is perfect for growing families or those families who want to downsize & have a rental opportunity while they are in the south for the winter. The living area above grade as you enter the front door has a office / front room area with lots of large windows so it is nice & bright, there is a powder room along with a gorgeous kitchen with high end cabinetry, lots of storage space with SS appliances with a gas stove. The remainder of the main floor has a spacious dining area as well as a cozy family room with a gas fireplace. The rear entrance of the home brings you into a very functional mudroom. The rear west facing 21'x12 deck is a great place for the family to enjoy those Calgary summer days. The upper level has a large primary bedroom with vaulted ceilings a large walk-in closet with a gorgeous 5-piece ensuite. The upper level also boast a fair size laundry room with a sink & lots of hanging space. The good size second bedroom has a 7'2 "x7'2" walk in closet. The third bedroom is perfect for a kid's room or additional office space. The lower LEGAL 1 BEDROOM RENTAL (A GREAT MORTGAGE HELPER POTENTIALLY ANYWHERE FROM \$1500-\$1700 / MONTHLY RENTAL INCOME )has many fine features perfect for the extended family or as a REVENUE GENERATOR has a spacious open concept living room, dining room & kitchen but also a large bedroom with walk-in closet a 4 piece bathroom with cheater door to the bedroom. The lower level will be keep very comfortable with IN FLOOR HOT WATER HEAT there is also a con...

Kitchen 4.93 M x 2.77 M

Living room 4.34 M x 3.81 M

Dining room 5.11 M x 2.23 M

Other 3.68 M x 3.53 M

2pc Bathroom 1.55 M x 1.52 M

Bedroom 3.94 M x 3.12 M

Bedroom 3.81 M x 3.43 M

4pc Bathroom 2.64 M x 1.50 M

Laundry room 2.34 M x 1.52 M

Kitchen 3.68 M x 2.03 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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Foyer	2.44 M x 1.45 M	Living room	5.82 M x 4.29 M
Other	2.46 M x 1.60 M	Bedroom	4.01 M x 3.68 M
Primary Bedroom	4.55 M x 4.06 M	4pc Bathroom	2.72 M x 1.50 M
5pc Bathroom	5.01 M x 2.52 M		